

STATE OF ALABAMA
DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES
STATE LANDS DIVISION

INVITATION FOR BIDS FOR THE SALE OF STATE LAND
LOCATED IN RUSSELL COUNTY, ALABAMA

Notice is hereby given pursuant to Code of Alabama, 1975, Section 9-15-70 et seq. that sealed bids for the sale of state property will be received by the State Lands Director until March 9, 2006 at 2:30 p.m., at which time all bids will be publicly opened and read in the office of the State Lands Division, Department of Conservation and Natural Resources, 464 Folsom Administrative Building, Montgomery, Alabama 36130-1901.

The property, known as the PITTSVIEW ELEMENTARY SCHOOL, made the subject of this notice is described as follows:

8.43 acres, more or less, in Russell County, being part of the Pittsview Elementary School, and being more particularly described as follows:

Commence at the Northwest corner of Section 19, Township 14 North, Range 29 East, Russell, County, Alabama and run thence North 88 degrees 51 minutes 20 seconds East a distance of 243.64 feet to a calculated point; thence North 88 degrees 51 minutes 20 seconds East a distance of 84.06 feet to a reference iron; thence North 88 degrees 51 minutes 20 seconds East a distance of 1183.77 feet to an iron pin; thence South 13 degrees 14 minutes 46 seconds West a distance of 45.45 feet to an iron pin; continue thence South 13 degrees 14 minutes 46 seconds West a distance of 160.31 feet to the iron pin; continue South 13 degrees 14 minutes 46 seconds West a distance of 358.10 feet to the iron pin at the POINT OF BEGINNING. From said Point of Beginning continue thence South 13 degrees 14 minutes 44 seconds West a distance of 110.16 feet to an iron pin; thence South 13 degrees 01 minute 00 seconds West a distance of 542.72 feet to an iron pin located on the northern margin of Rutherford Road; thence along the north margin of Rutherford Road in a northwesterly direction along a curve having a radius of 19258.57 feet a linear distance of 476.67 feet to an iron pin; thence North 73 degrees 21 minutes 58 seconds West a distance of 106.49 feet to an iron pin; thence leaving the northern margin of Rutherford Road 01 degree 58 minutes 04 seconds West a distance of 488.29 feet to an iron pin; thence South 88 degrees 51 minutes 30 seconds East a distance of 724.46 feet to the iron pin at the Point of Beginning.

LESS AND EXCEPT:

From the Northwest corner of Section 19, Township 14 North, Section 29 East, Russell County, Alabama, run thence South 01 degree 30 minutes East 822 feet to a point on the North margin of the right of way of the Pittsview-Rutherford Road; thence

South 75 degrees East along the Northerly margin of the Pittsview-Rutherford Road a distance of 494 feet at the center line of Weolustee Creek at the POINT OF BEGINNING. Thence continue South 75 degrees East along the Northerly margin of the Pittsview-Rutherford Highway a distance of 600 feet to an iron pin; thence North 60 degrees 15 minutes West a distance of 186.4 feet to an iron pin; thence North 63 degrees 15 minutes West 118.3 feet to an iron pin; thence North 53 degrees 55 minutes West 122.2 feet to an iron pin; thence North 44 degrees 55 minutes West 175 feet to the center of Weolustee Creek; thence Southwest along the center line of Weolustee Creek 60 feet, more or less, to the Point of Beginning. Situated, lying and being in the Northwest Quarter of Section 19, Township 14 North, Section 29 East, Russell County, Alabama, and containing 0.66 acres, more or less.

The MINIMUM BID for the subject property is set at \$220,000.00

Each bid submitted must be accompanied by a certified or cashier's check in the amount of \$44,000.00 as a bid deposit made payable to the State Lands Division which will be forfeited if the bid is accepted and the Bidder does not complete the transaction. Any bid submitted without such check will not be considered. Unsuccessful bidders' deposits will be returned promptly following the bid opening. The successful bidder's deposits will be applied to the purchase price of the successful bid.

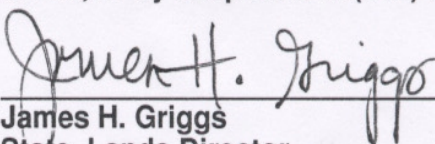
All bids submitted must be clearly marked on the outside of the envelope "SEALED BID FOR PITTSVIEW ELEMENTARY SCHOOL, RUSSELL COUNTY, ALABAMA, NOT TO BE OPENED UNTIL MARCH 9, 2006 AT 2:30 P.M." and mailed to: State Lands Division, Room 464, Folsom Administrative Building, 64 North Union Street, Montgomery, Alabama 36130.

NO BID SHALL BE RECEIVED FOR ANY REASON ANY TIME AFTER THE ADVERTISED DEADLINE.

The successful bidder must complete the transaction within 30 days of award or forfeit the bid deposit. Specification of a minimum bid amount to be considered does not suggest acceptance of any bid which may exceed that amount. The State does not warrant or guarantee title to the lands herein advertised.

This sale is conducted pursuant to the provision of the Alabama Land Sales and Leasing Act (Act 95-280) and/or other laws of the State of Alabama governing this transaction whether or not included in this notice. The State reserves the right to reject any or all bids and to negotiate a higher sales price for the purchase of the property. No sale may be made at a price less than the highest bid received or published minimum, whichever is highest.

The property may be inspected at any time before [DATE TO BE INSERTED] by contacting the State Lands Division. Persons desiring further information regarding this sale may contact the State Lands Division at the above address, or by telephone at (334) 242-3484.


James H. Griggs
State Lands Director

1-25-2006
DATE